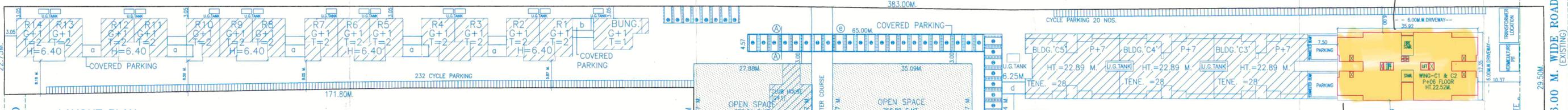


RH-8,10,12,13,14
OCC NO.-OCC/0741/20
DATED -29/01/2021

RH-9,11
OCC NO.-OCC/0868/19
DATED -23/01/2020

RH 1 TO 7 & BUNGLOW
NO.- BCO/03/68
DATED -11/07/2005

BLDG. C3,C4,C5
NO.- BCO/03/7
DATED -15/04/2004



LAYOUT PLAN
SCALE: 1:500

PLOT AREA CALCULATIONS
TOTAL PLOT AREA = 13843.25 S.M.T.
(AS PER SANCTION NO.004717
DT.11/2/2004)



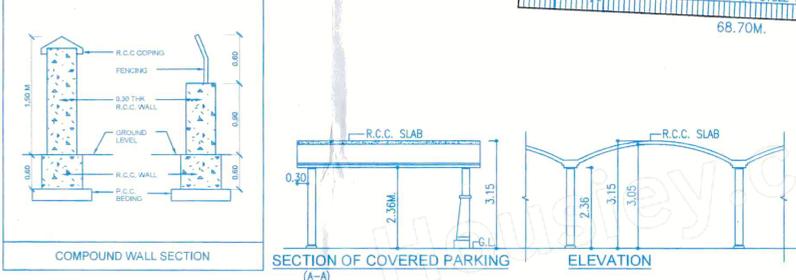
PLOT AREA CALCULATIONS (BY TRIANGULATION)

1	110.5 X 177.67 X 22.82 = 2027.13
2	205.5 X 177.67 X 21.18 = 1881.44
3	305.5 X 50.63 X 27.04 = 684.44
4	405.5 X 50.63 X 25.22 = 638.62
5	505.5 X 102.05 X 46.00 = 2347.43
6	805.5 X 102.05 X 58.575 = 2988.82
7	705.5 X 124.77 X 31.57 = 1971.29
8	805.5 X 124.77 X 30.128 = 1878.58
TOTAL	14418.75 SQ.M.

TENEMENT STATEMENT
TOTAL PLOT AREA = 14418.75 S.M.T.
LESS OPEN SPACE = 1441.90 S.M.T.
NET PLOT AREA = 12976.85 S.M.T.
TENE. PERMISSIBLE = 325 NOS.
250T/H
TENE. PROPOSED = 201 NOS.

OPEN SPACE AREA CALCULATIONS
A) 27.88 X 24.57 = 685.01 S.M.T.
B) 35.09 X 21.57 = 756.89 S.M.T.
TOTAL = 1441.90 S.M.T.

COVERED PARKING CALCULATIONS
a) 4.57 X 3.05 X 5 = 69.69 S.M.T.
b) 5.34 X 3.05 = 16.29 S.M.T.
c) 4.80 X 3.05 = 14.64 S.M.T.
d) 6.25 X 3.05 = 19.06 S.M.T.
e) 140.72 X 4.57 = 643.09 S.M.T.
TOTAL = 762.77 S.M.T.



PARKING CALCULATION RESIDENTIAL BUILDING-C1&C2

BUILDING	PARKING REQUIRED	NO. OF TENEMENT / AREA	REQUIRED PARKING CARS SCOOTERS	PROPOSED PARKING CARS SCOOTERS
RESIDENTIAL	FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M BUT LESS THAN 150 SQ.M. (1-1)	22	22 22	42 23
TOTAL		22.00	22 22	42 23
5% VISITOR PARKING		0 1	1 0	0 0
TOTAL		0 23	23 42	23 23
AREA REQUIRED PER NOS.		12.50 2.00	12.50 2.00	
TOTAL AREA		287.50	46.00 525.00	46.00

F.S.I. STATEMENT - C1&C2 BLDG.

FLOOR	F.S.I. PROPOSED (SQ.M.)	LIFT AREA (SQ.M.)	FIRE LIFT AREA (SQ.M.)	TENEMENT
PARKING FLOOR	-	-	-	-
1ST FLOOR	517.92	-	-	4
2ND FLOOR	517.92	-	-	4
3RD FLOOR	517.92	3.80	5.00	4
4TH FLOOR	517.92	-	-	4
5TH FLOOR	517.92	-	-	4
6TH FLOOR	496.35	-	-	2
TOTAL	3085.95	3.80	5.00	22

WATER CALCULATION - C1&C2 BLDG.

BUILDING	TENEMENT	NO. OF PERSON TENEMENT	WATER REQUIRED PER PERSON	O.H.W.T. CAPACITY REQUIRED (LITRS.)	O.H.W.T. CAPACITY REQUIRED (LITRS.) FIRE FIGHTING	U.G.T. CAPACITY REQUIRED (LITRS.)	U.G.T. CAPACITY REQUIRED (LITRS.)	U.G.T. CAPACITY REQUIRED (LITRS.) FIRE FIGHTING						
BLDG.	22	05	135	14850	14850 + 10000.00	24850.00	(PROVIDED) 14725.00	14850 X 1.50	22275	22275.00	22275.00	+ 0.00	22275.00	(PROVIDED) 7087.50

PREMIUM STATEMENT

TYPE OF BLDG/WING	FLOORS	BALCONY (SQ.M)	STAR/CAS (SQ.M)	DOB (SQ.M)	LIFT (SQ.M)	LEFT W (SQ.M)
B1/B2	FIRST	34.53	11.84	19.49	7.30	7.95
	SECOND	104.66	11.84	19.49		
	THIRD	84.55	11.84	19.49		
	FOURTH	104.66	11.84	19.49		
	FIFTH	84.55	11.84	19.49		
	SIXTH	104.66	11.84	19.49		
	SEVENTH	84.55	11.84	19.49		
	EIGHT	84.55	11.84	19.49		
	NINTH	104.66	11.84	19.49		
	TENTH	104.66	11.84	19.49		
	ELEVENTH	84.55	11.84	19.49		
TOTAL		1224.18	142.88	214.50	7.30	7.95
C3,C4	FIRST	34.94	17.95	0.00	2.30	5.95
	SECOND	34.94	17.95	0.00	0.00	0.00
	THIRD	34.94	17.95	0.00	0.00	0.00
	FOURTH	34.94	17.95	0.00	0.00	0.00
	FIFTH	34.94	17.95	0.00	0.00	0.00
	SIXTH	34.94	17.95	0.00	0.00	0.00
	SEVENTH	34.94	17.95	0.00	0.00	0.00
TOTAL		244.58	125.85	0.00	2.30	5.95
C5	FIRST	489.48	251.50	0.00	4.60	12.86
	SECOND	35.33	17.95	0.00	2.30	5.95
	THIRD	35.33	17.95	0.00	0.00	0.00
	FOURTH	35.33	17.95	0.00	0.00	0.00
	FIFTH	35.33	17.95	0.00	0.00	0.00
	SIXTH	35.33	17.95	0.00	0.00	0.00
	SEVENTH	35.33	17.95	0.00	0.00	0.00
TOTAL		247.21	125.85	0.00	2.30	5.95
BUNGLOW	FIRST	9.11	10.28	0.00	0.00	0.00
	TOTAL	9.11	20.52	0.00	0.00	0.00
ROW HOUSE B1 TO R7	GROUND	70.90	8.78	0.00	0.00	0.00
	FIRST	11.15	0.00	0.00	0.00	0.00
TOTAL		11.15	12.50	0.00	0.00	0.00
ROW HOUSE B1 TO R14	GROUND	87	87	0.00	0.00	0.00
	FIRST	78.05	122.50	0.00	0.00	0.00
TOTAL		0.00	87.00	0.00	0.00	0.00
TOTAL		2662.88	928.19	428.78	21.50	33.69

COVERED PARKING STATEMENT

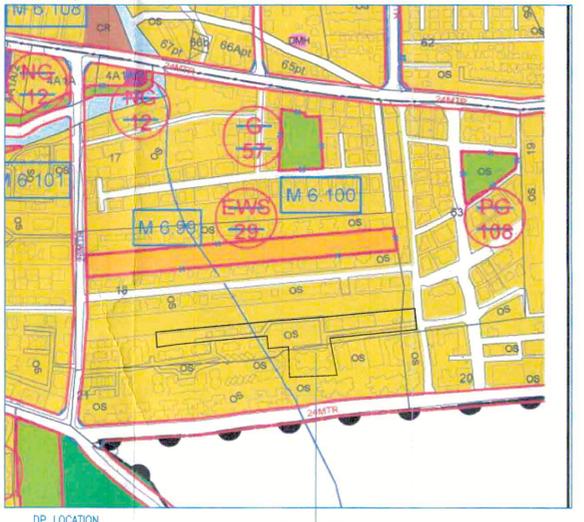
TYPE OF BLDG	TENE PER BLDG	WATER CAPACITY REQD. BLDG	TOTAL CAPACITY PROPOSED	WATER CAPACITY REQD. FOR U.G.TANK	PROP. U.G.TANK CAPACITY	
B1,B2	44	44X5X135 = 29700 LTR	29700X1000 X2	79400 LTR	79400 X 1.5	119100 LTR
C3,C4	28	28X5X135 = 18900 LTR	18900X1000 X2	28900 LTR	28900 X 1.5	86700 LTR
C5	28	28X5X135 = 18900 LTR	18900X1000 X2	28900 LTR	28900 X 1.5	43350 LTR
BUNGALOW	1	2000 LTR	2000 LTR	2000 LTR	2000 X 1.5	3000 LTR
ROW HOUSE B1 TO R14	2	1000 LTR	1000 LTR	1000 LTR	1000X1.5X14	15000 LTR
TOTAL		70500 LTR	70500 LTR	1,53,200 LTR	2,73,150 LTR	

WATER CAPACITY STATEMENT

TYPE OF BLDG	TENE PER BLDG	WATER CAPACITY REQD. BLDG	TOTAL CAPACITY PROPOSED	WATER CAPACITY REQD. FOR U.G.TANK	PROP. U.G.TANK CAPACITY	
B1,B2	44	44X5X135 = 29700 LTR	29700X1000 X2	79400 LTR	79400 X 1.5	119100 LTR
C3,C4	28	28X5X135 = 18900 LTR	18900X1000 X2	28900 LTR	28900 X 1.5	86700 LTR
C5	28	28X5X135 = 18900 LTR	18900X1000 X2	28900 LTR	28900 X 1.5	43350 LTR
BUNGALOW	1	2000 LTR	2000 LTR	2000 LTR	2000 X 1.5	3000 LTR
ROW HOUSE B1 TO R14	2	1000 LTR	1000 LTR	1000 LTR	1000X1.5X14	15000 LTR
TOTAL		70500 LTR	70500 LTR	1,53,200 LTR	2,73,150 LTR	

PARKING STATEMENT

TYPE OF BLDG	TENE PER BLDG	PARKING REQD. BY BLDG	PARKING AREA REQD. (SQ.M)	PARKING PROVIDED	CYCLE	PARKING AREA PROVIDED (SQ.M)
B1	44	44	88	88	840.28	840.28
B2	44	44	88	88	840.28	840.28
C3	28	14	56	56	356.40	356.40
C4	28	14	56	56	356.40	356.40
C5	28	14	56	56	356.40	356.40
BUNGALOW	1	1	2	2	19.30	19.30
ROW HOUSE B1 TO R14	2	28	112	112	712.80	712.80
TOTAL	178	159	458	458	3499.70	3499.70



LAYOUT 01/04
STAMP OF APPROVAL
PREVIOUS SANCTION - CC/3807/12 DT-11/03/2013
Revised-3
APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. 52/368/23
Date: 12/19/2023
Building Inspector: [Signature]
Project Engineer P.M.C. [Signature]
PUNE MUNICIPAL CORPORATION
BUILDING CONTROL DEPARTMENT
APPROVED

Sr. No. AREA STATEMENT SQ.M.
1 AREA OF PLOT (MINIMUM AREA OF A, B, C TO BE CONSIDERED) 14418.75
2 AS PER OWNERSHIP DOCUMENT (7/12,DTIS EXTRACT) 14418.75
3 AS PER DEMARCATION 14418.75
4 MINIMUM AREA TO BE CONSIDERED 14418.75
5 DEDUCTIONS FOR:
a) AREA UNDER ROAD WIDENING 0.00
b) D.P. RESERVATION AREA 0.00
6 TOTAL AREA (GROSS) 0.00
7 BALANCE AREA OF PLOT (1-2) 14418.75
8 AMENITY SPACE:
a) REQUIRED - 0.00
b) ADJUSTMENT OF 2(b), IF ANY - 0.00
c) BALANCE PROPOSED - 0.00
9 NET PLOT AREA (3-4c) 14418.75
10 RECREATIONAL OPEN SPACE:
a) REQUIRED - (SR.NO.3X10%) 1441.88
b) PROPOSED - 1441.88
11 INTERNAL ROAD AREA -
12 PLOTABLE AREA (IF APPLICABLE) -
13 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR.NO.5 X BASIC F.S.I 1.00) 14418.75
14 ADDITION OF F.S.I. ON PAYMENT OF PREMIUM:
a) MAXIMUM PERMISSIBLE PREMIUM F.S.I.-BASED ON ROAD WIDTH (SR.NO.1X0.50)=14418.75X0.50=7209.38 SQ.M. -
b) PROPOSED F.S.I. ON PAYMENT OF PREMIUM. 404.00
15 IN-SITU F.S.I. / TOR LOADING (SR.NO.1X0.65) (14418.75X0.65 =9372.19 SQ.M.) -
16 TOR AREA PREVIOUSLY USED 3500.00
17 IN-SITU AREA AGAINST D.P. ROAD [2.DXSR.NO.2(a)] IF ANY -
18 IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER [2.O OR 1.85 X SR. NO. 4 (9AND /OR(C))] -
19 TOR AREA (to be purchased from outside) -
20 TOTAL IN-SITU/TOR LOADING PROPOSED (11a) 3500.00
21 ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7
22 ENTITLEMENT OF F.S.I. IN THE PROPOSAL:
a) [9 + 11(C)] OR 12 WHICHEVER IS APPLICABLE. 18322.75
b) DEDUCTION :- BUILT UP TO AREA /FSI/UTILIZED AREA/FSI TO BE RETAINED AS PER OLD DC RULE 16393.28
23 c) BALANCE ENTITLEMENT FOR ANCILLARY AREA (a-b) 1929.47
24 b) BALANCE ENTITLEMENT FOR PAYMENT OF CHARGES WITH PAYMENT CHARGES FOR RESL. X60% 1157.68
25 b1) ANCILLARY AREA FSI WITH PAYMENT OF CHARGES WITH PAYMENT CHARGES FOR COMM.X60% 0.00
26 c) TOTAL ENTITLEMENT (13a+13b+13c1) 19480.43
27 MAXIMUM UTILIZATION LIMIT OF F.S.I.(BUILDING POTENTIAL) 19480.43
28 PERMISSIBLE SR. NO 12+13c) OR PERMISSIBLE AS PER ROAD WIDTH 0.00
29 (AS PER REGULATION NO 6.1/6.2/6.3/6.4 AS APPLICABLE) X 1.6 OR 1.80 0.00
30 TOTAL BUILT-UP AREA IN PROPOSAL(EXCLUDING AREA AT SR.NO.18b) 19480.43
31 EXISTING BUILT-UP AREA/AS PER OLD RULE 16393.28
32 PROPOSED BUILT-UP AREA (AS PER P-LINE) 0.00
33 PROPOSED BUILT-UP AREA RESI. (AS PER P-LINE) 3085.95
34 TOTAL (b+c) 19479.23
35 F.S.I. CONSUMED (15/13)
36 (SHOULD NOT BE MORE THAN SR.NO. 14 ABOVE) 0.00
37 AREA FOR INCLUSIVE HOUSING, IF ANY
38 (a) REQUIRED -
39 (b) PROPOSED -
40

CERTIFICATE OF AREA
CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/ T.P.SCHEME RECORD/ LAND RECORD DEPARTMENT/ CITY SURVEYED RECORDS.
SIGN OF ARCHITECT

OWNER'S DECLARATION
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.
NAME - MR. PREDEEP D. BHOLE & OTHERS THROUGH POA ANKIT ENTERPRISES.
PROJECT
REVISED LAYOUT OF BUILDING ON S.NO. 21, H.NO. 2/1A, S.NO.18, H.NO.7+8-A/7+8-A-2 & CTS NO. 641/7, 641/12, 758/6(P) KONDHWA -KHURD, TAL. HAVELI, DIST. PUNE
NAME AND SIGNATURE OF ARCHITECT
SATISH MANE : CA/85/9366
KRUSHNA MAHAJAN : CA/2005/35384

DEVASHISH PLOT NO.4/7, 2ND FLOOR NAVSAHYADRI SOC. PINE - 52 Emmarchitectspune@gmail.com
NORTH SCALE SHEET NO. 1:500 01/04
DATE DWG. BY CHKD. BY JOB NO. REVISION
11.07.2023 SANDESH K.M. --- RO